



**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, GALVESTON DISTRICT**  
**2000 FORT POINT RD**  
**GALVESTON, TEXAS 77550**

Evaluation Branch

**INTERAGENCY COORDINATION NOTICE**  
**FOR**  
**LETTER OF PERMISSION**

6 June 2022

**SUBJECT:** Permit Application No: SWG-2022-00200

**APPLICANT:** Tintom Land Holdings  
4711 North Wheeler  
Jasper, Texas 75951-8239  
POC: Tom Marian  
Telephone: 713-829-2934  
Email: [tom@buffalomarine.com](mailto:tom@buffalomarine.com)

**AGENT:** Environmental Solutions and Innovations, Inc  
1158 Dutilh Road  
Mars, Pennsylvania 16046-9448  
POC: Shaun Kline  
Telephone: 513-591-6383  
Email: [skline@envsi.com](mailto:skline@envsi.com)

**PURPOSE OF INTERAGENCY COORDINATION:** To inform you of a proposal for work in which you might be interested. It is also to solicit your comments and information to better enable us to make a reasonable decision on factors affecting the public interest. The U.S. Army Corps of Engineers (Corps) is not the entity proposing or performing the proposed work, nor has the Corps taken a position, in favor or against the proposed work. A copy of the plans, in 7 sheets, is enclosed for your review. Please respond within 15 days from the date of this letter.

**AUTHORITY:** This application is being evaluated under Section 10 of the Rivers and Harbors Act of 1899.

**LOCATION:** The project site is located in the San Jacinto River, at 17433 River Road, in Channelview, Harris County, Texas. The project can be located on the U.S.G.S. quadrangle map titled: Highlands, Texas.

**LATITUDE & LONGITUDE (NAD 83):**

**Latitude:** 29.798659° North; **Longitude:** 095.080778° West

**PROJECT DESCRIPTION:** The applicant proposes to retain existing structures on the project site that extend into the river, perform maintenance on the existing structures and construct a 30-foot-wide by 81-foot-long deck. The existing structures include a 6-foot-wide by 145-foot-long walkway, a 7-foot-wide by 70-foot-long walkway, a building roughly 95-foot-wide by 145-foot-long with a 10-foot-wide by 70-foot-long walkway and a 6-foot-wide by 58-foot-long walkway extending to the north, and an 88-foot-wide by 32-foot-long walkway extending to the west terminating in a 9-foot-wide by 48-foot-long walkway oriented north/south.

**NATIONAL REGISTER OF HISTORIC PLACES:** The staff archaeologist has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the undertaking upon these properties:

Both the proposed project and the constructed project are of such limited nature and extent they have no potential to effect historic properties even if present within the permit area. An archeological investigation would not have been requested for the constructed project.

**THREATENED AND ENDANGERED SPECIES:** Preliminary indications are that no known threatened and/or endangered species or their critical habitat will be affected by the proposed work.

**ESSENTIAL FISH HABITAT:** This coordination letter initiates the Essential Fish Habitat consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Our initial determination is that the proposed action would not have a substantial adverse impact on Essential Fish Habitat or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

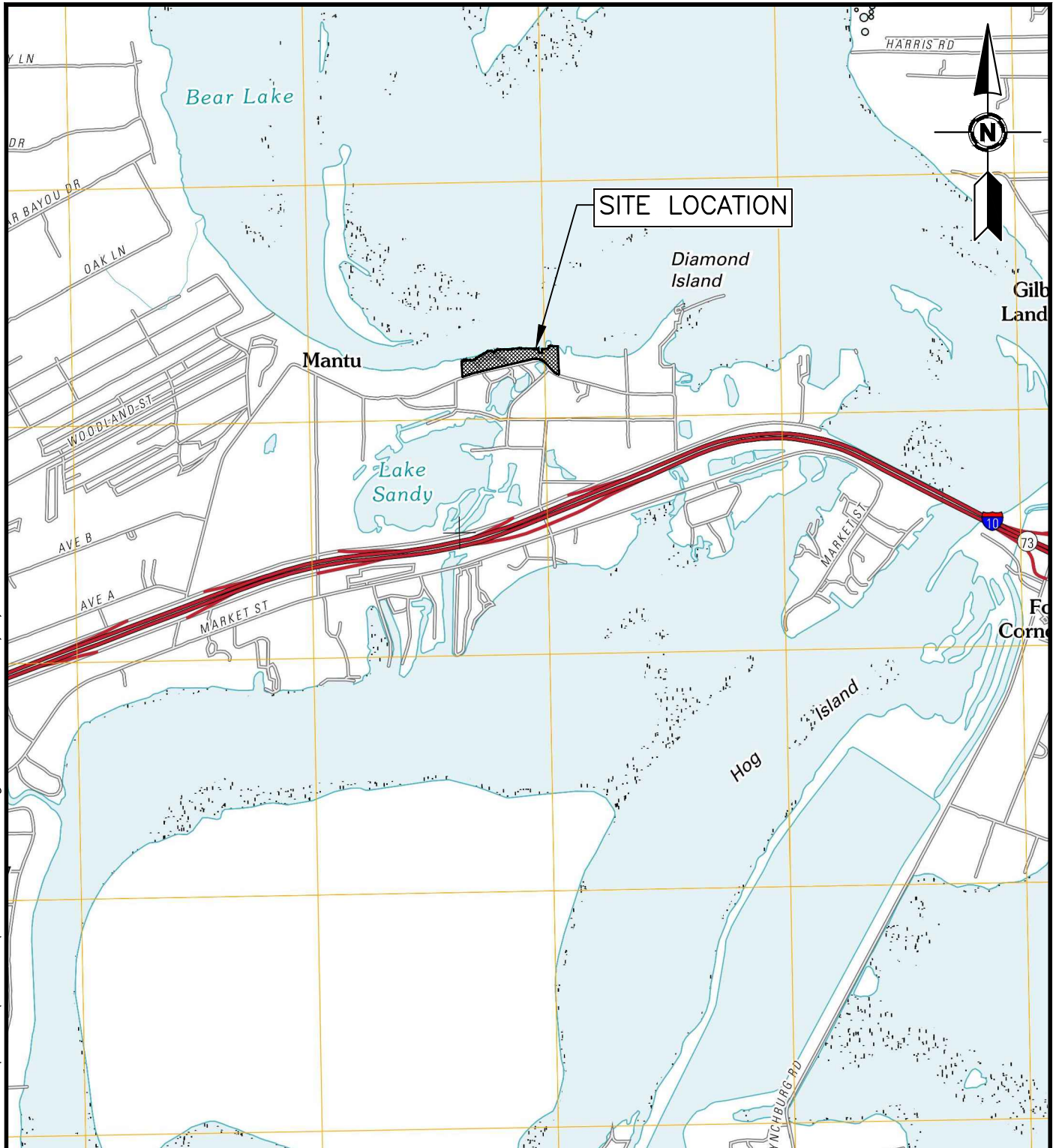
**PUBLIC INTEREST REVIEW FACTORS:** This application will be reviewed in accordance with 33 CFR 320-332, the Regulatory Programs of the Corps, and other pertinent laws, regulations and executive orders. The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal, will be considered: among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and, in general, the needs and welfare of the people.

**OTHER AGENCY AUTHORIZATIONS:** The State of Texas Coastal Management Plan consistency is required. The applicant has stated that the proposed activity complies with Texas' approved Coastal Management Program goals and policies and will be conducted in a manner consistent with said program.

The Project Manager is Mr. Brian J. Bader and may be reached at 409-766-3037, or via email at [Brian.J.Bader@usace.army.mil](mailto:Brian.J.Bader@usace.army.mil).

DISTRICT ENGINEER  
GALVESTON DISTRICT  
CORPS OF ENGINEERS

R:\Projects\2020\1647 Timtom River Rd\CADD\Sheets\1647 Permit.dwg VICINITY MAP 2/3/2022 10:55 AM



USGS 7.5' TOPOGRAPHIC SERIES, HIGHLANDS, TX QUADRANGLE

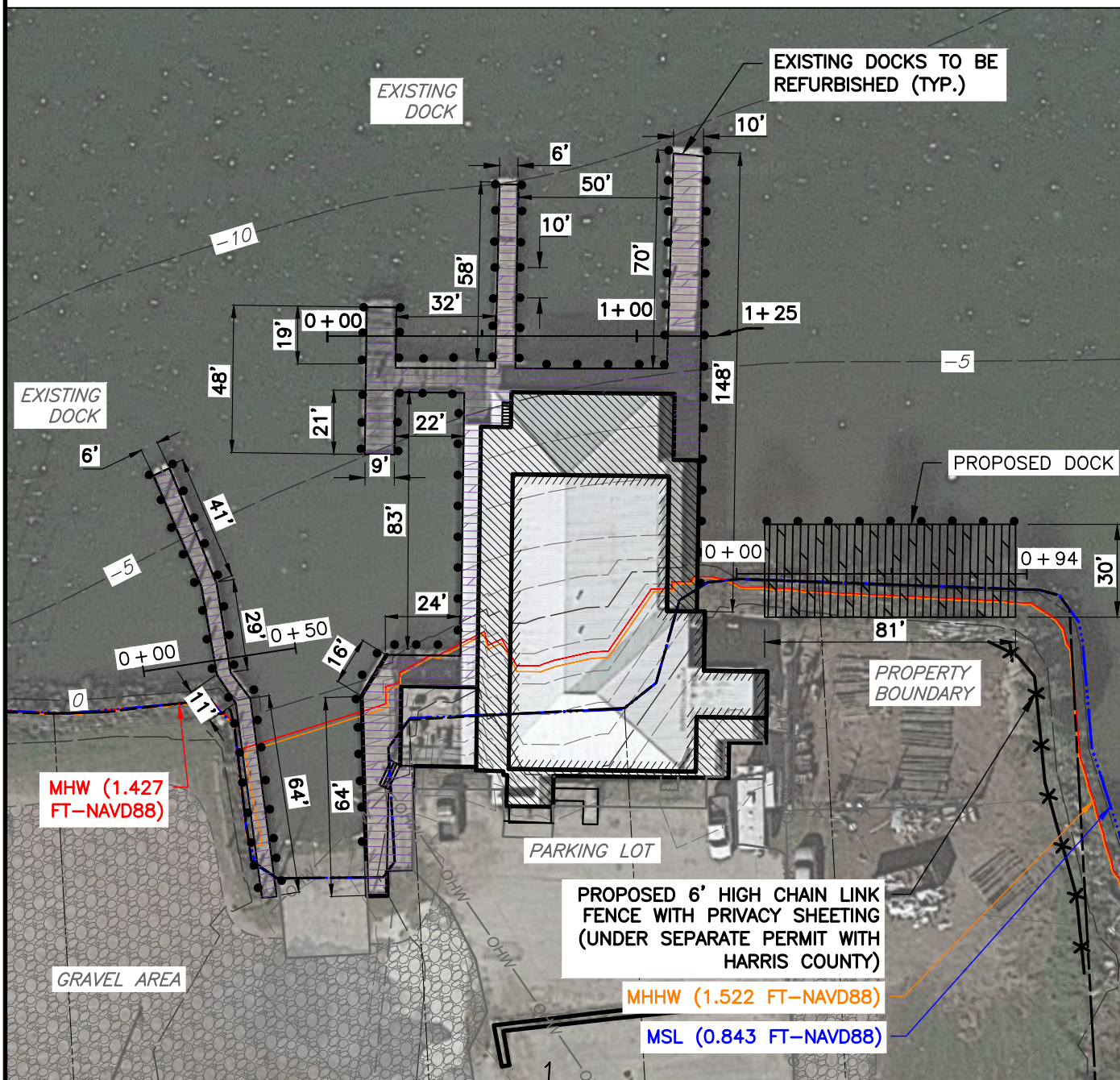


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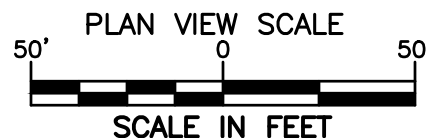
RIVER ROAD DEVELOPMENT  
PERMIT PLAN VIEWS  
VICINITY MAP

|            |           |
|------------|-----------|
| BY:        | LJS       |
| DATE:      | 2/19/2021 |
| SHEET #:   | VM-01     |
| PROJECT #: | 1647      |





NOTE:  
DOCK REFURBISHING CONSISTS  
OF REPLACING DAMAGED WOOD.

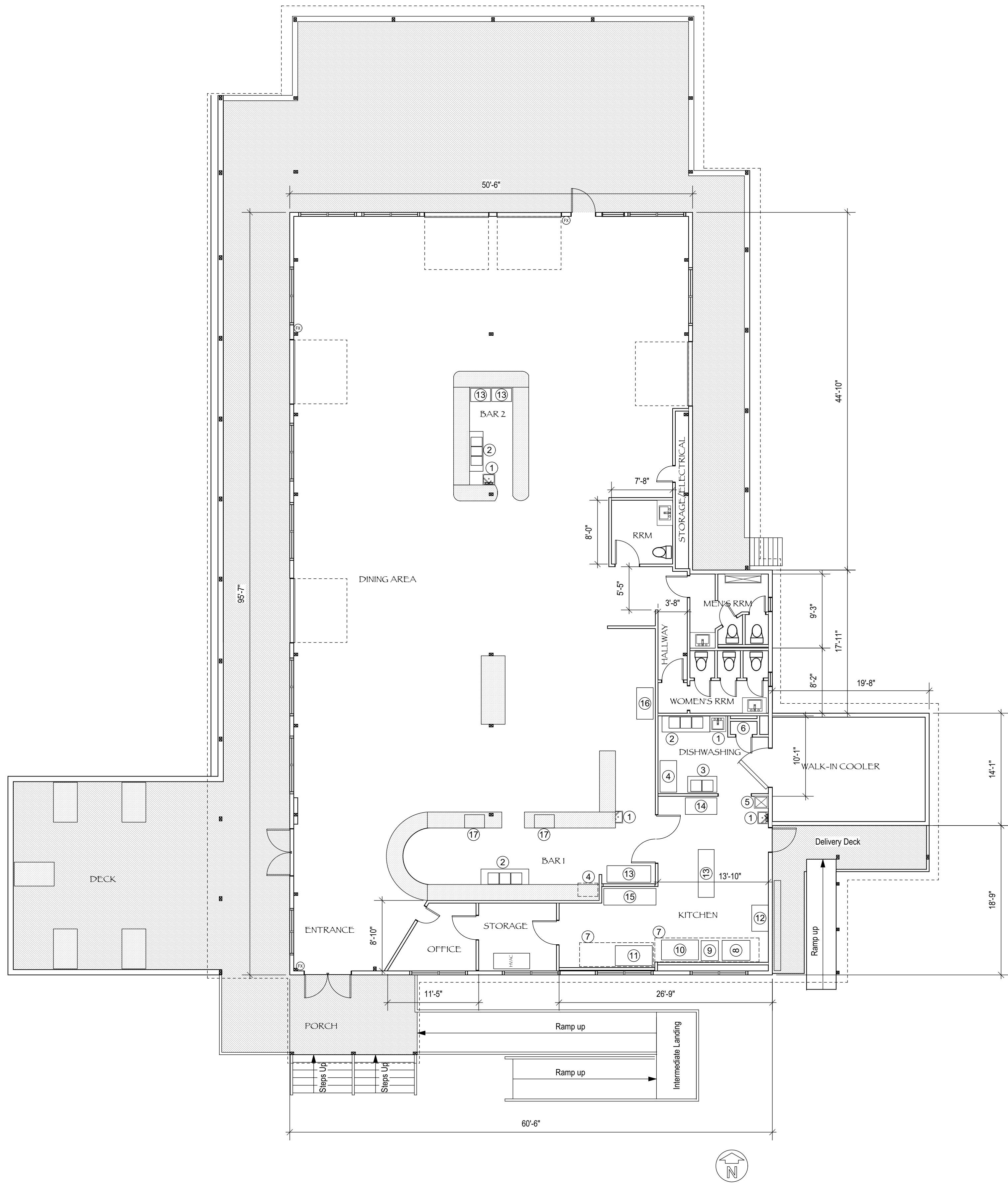


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RIVER ROAD DEVELOPMENT  
PERMIT PLAN VIEWS  
PLAN VIEW

BY: LJS  
DATE: 2/19/2021  
SHEET #: PV-01  
PROJECT #: 1647

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5 FLOOR PLAN - LEVEL 1  
Scale: 1/8" = 1'-0"

KEYED NOTES #

GENERAL NOTES

- A This is a survey and field measurement of an existing facility. No new construction.
- B Dimensions shown are field-measured, and for reference only. They may not be exact.
- C Fire Alarm shall be provided, and permitted separately, in full compliance with applicable Code. Provide emergency power for the Fire Alarm System.
- D Fire Sprinkler system shall be provided, and permitted separately, in full compliance with applicable Code.
- D No modifications to the existing HVAC system are planned. Any units with CFM output over 2,000CFM shall be provided with compliant smoke detectors and cut-off.
- E All exit signs and all emergency lighting shall have battery backup capability in compliance with Code.

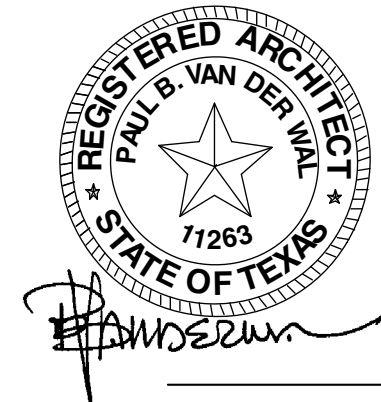
EQUIPMENT KEY #

- 1 Handwash sink  
2 3 Compartment sink  
3 2 Compartment sink  
4 Dishwasher  
5 Mop sink  
6 Water Heater  
7 Overhead Vent  
8 Double fryer  
9 Single fryer  
10 Griddle  
11 Gas Cooktop  
12 Chip Warmer  
13 Cooler  
14 Ice Maker  
15 Refridgerated Food Prep  
16 Fountain Drink Station  
17 Fountain Guns

BUILDING SQUARE FOOTAGE = 5612

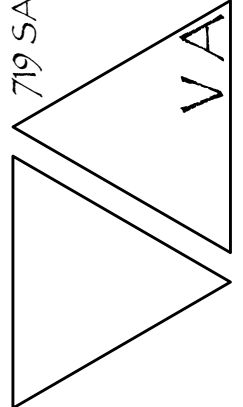
LEGEND

- Hatched areas indicate Occupancy Classification I-4 use (Net area): Adult Daycare.  
Other areas indicate support Occupancy Classification B.
- Exit sign, illuminated, with back-up battery, per Code.  
Arrow indicates direction of exit as applicable.  
Wall- or ceiling-mounted.
- Portable fire extinguisher of fire marshal approved type and capacity.
- Emergency lighting fixture, with battery back-up per Code.  
Wall- or ceiling-mounted.
- Exterior emergency lighting fixture, with battery back-up per Code.  
Wall- or ceiling-mounted near exit door.
- Note:  
A combination exit light with emergency light unit is acceptable, with battery back-up.
- Existing 2x4 partition, full height  
Existing 2x4 partition, partial height - 8ft approx.  
Existing exterior wall  
Existing counter / cabinetry



SHEET TITLE: FLOOR PLAN - SURVEYED  
ISSUE DATE: 02/02/21  
ISSUED FOR: SURVEY OF EXISTING FOR PERMIT PURPOSES  
REVISIONS:

719 SANDLUST ROAD 110 A THE WOODLANDS TEXAS 77380



RIVERSIDE BAR & GRILL

17433 RIVER ROAD, CHANNELVIEW, TX 77550



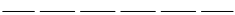










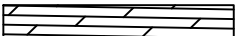

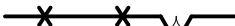
PROJ #: VA 339

SHEET: A 211

PROGRESS REVIEW ONLY

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## LEGEND

|   |  |
|---|--|
|    | EXISTING PARCEL LINE   |
|    | EXISTING INDEX CONTOUR   |
|    | EXISTING INTERMEDIATE CONTOUR  |
|    | EXISTING FENCE   |
|    | EXISTING OVERHEAD WIRES/UTILITY POLE                                   |
|    | EXISTING STRUCTURE   |
|    | EXISTING DOCK STRUCTURE  |
|    | EXISTING CONCRETE PAD/PAVING   |
|    | EXISTING GRAVEL AREA   |
|    | APPROXIMATE MEAN SEA LEVEL (MSL) (0.843 FT-NAVD88)                     |
|    | APPROXIMATE MEAN HIGH WATER LEVEL (MHW)<br>(1.427 FT-NAVD88)           |
|    | APPROXIMATE MEAN HIGHER HIGH WATER LEVEL<br>(MHHW) (1.522 FT-NAVD88)   |
|  | DOCK TO BE REFURBISHED   |
|  | DOCK TO BE CONSTRUCTED   |
|  | EXISTING DOCK PILES TO REMAIN  |
|  | PROPOSED FENCE/GATE (UNDER SEPARATE<br>APPLICATION WITH HARRIS COUNTY) |

NOTE: SOURCE FOR THE MSL, MHW, AND MHHW TIDAL DATUMS IS  
NOAA TIDAL STATION 8770733 (LYNCHBURG LANDING),  
PUBLISHED 26 OCTOBER 2017. ALL TIDAL DATUMS CONVERTED  
TO FEET NORTH AMERICAN VERTICAL DATUM (FT-NAVD88).

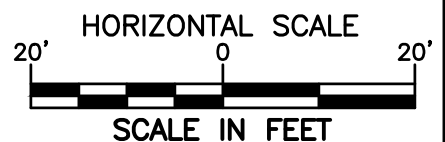
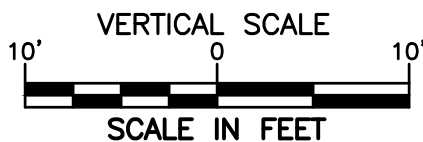
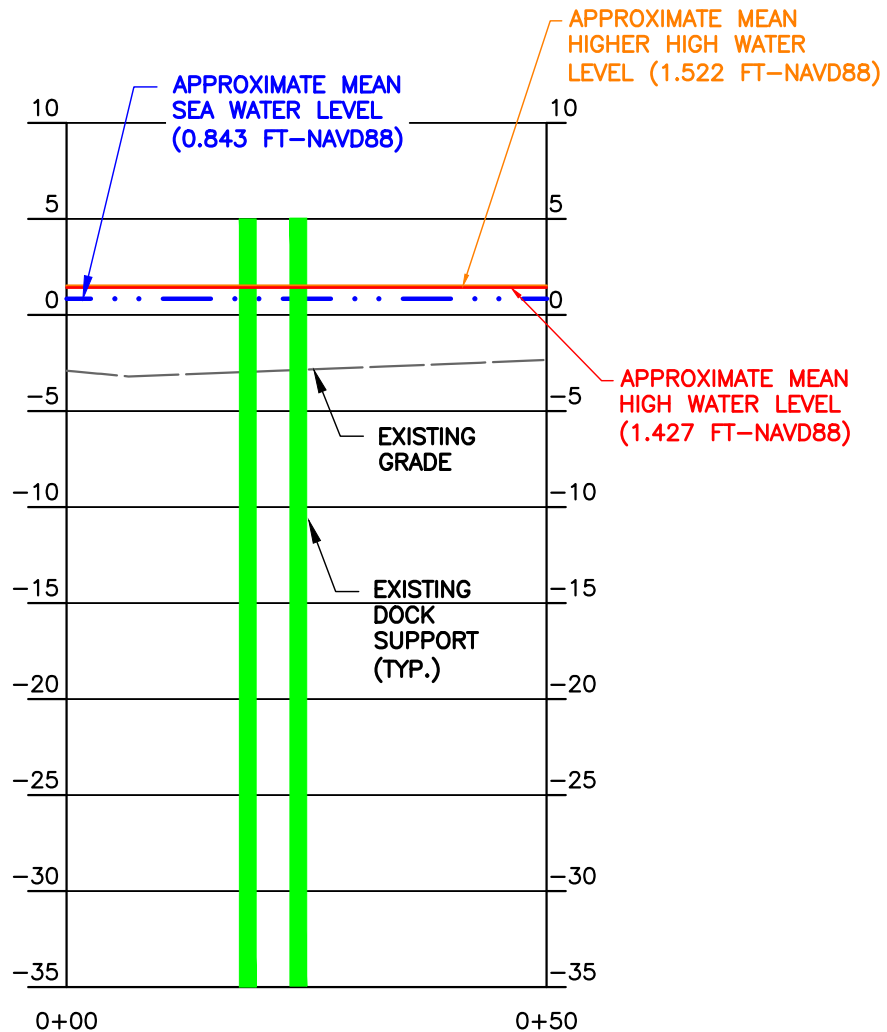


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RIVER ROAD DEVELOPMENT  
PERMIT PLAN VIEWS  
LEGEND

|            |           |
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| BY:        | LJS       |
| DATE:      | 2/19/2021 |
| SHEET #:   | LG-01     |
| PROJECT #: | 1647      |

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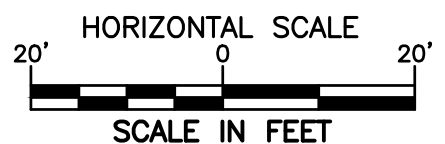
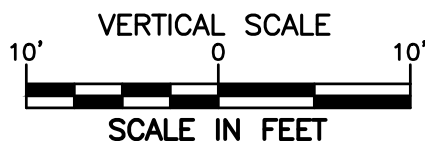
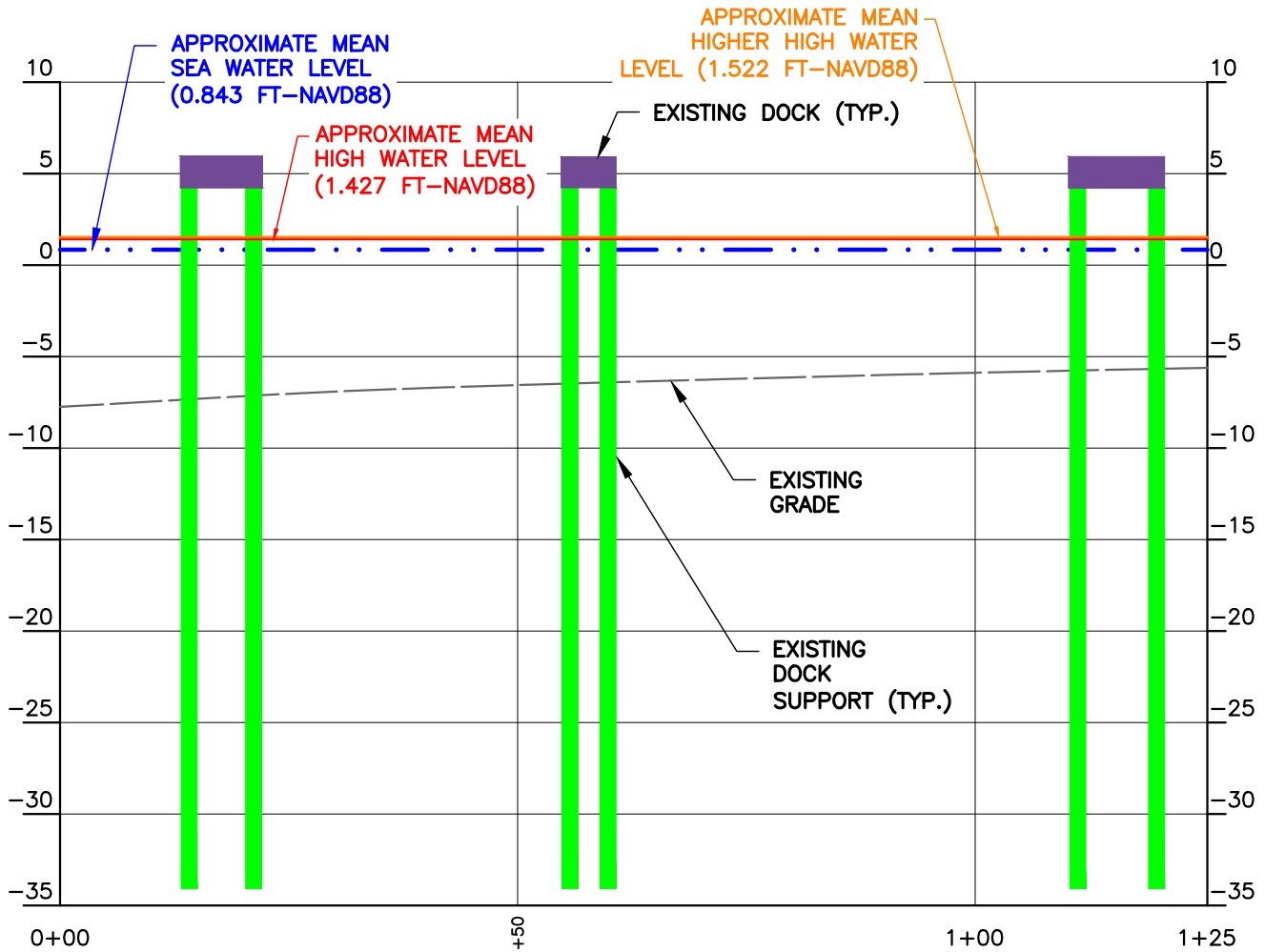
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BY: LJS  
DATE: 2/19/2021  
SHEET #: CS-01  
PROJECT #: 1647



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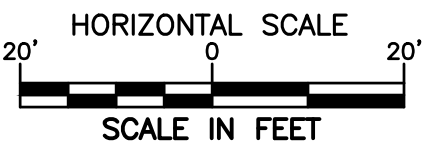
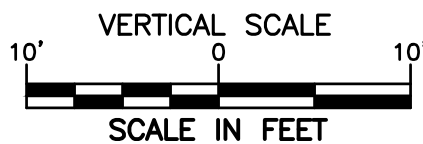
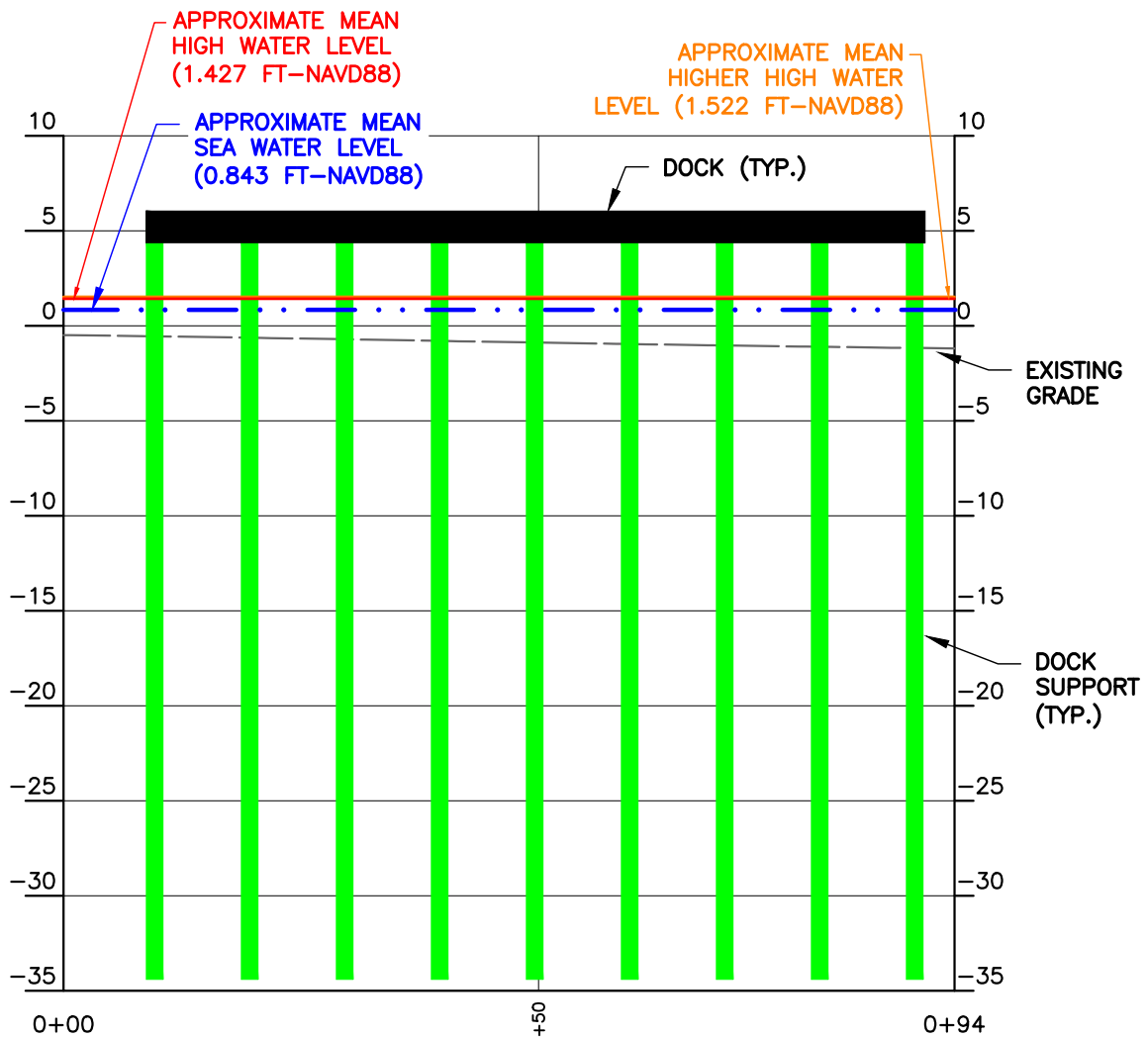


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| BY:        | LJS       |
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| SHEET #:   | CS-02     |
| PROJECT #: | 1647      |

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| SHEET #:   | CS-03     |
| PROJECT #: | 1647      |